

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

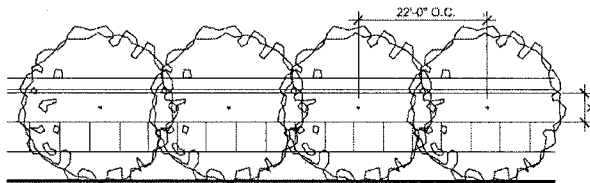
FDP 2012-MV-008

February 19, 2014

If it is the intent of the Planning Commission to approve FDP 2012-MV-008 for residential and commercial development at Tax Map 107-1 ((1)) 9, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development plan conditions.

General

1. Development of the property shall be in substantial conformance with the CDP/FDP titled: "Laurel Hill Adaptive Reuse Area" submitted by Walter L. Phillips consisting of 46 sheets dated February 15, 2012 as revised through February 3, 2014.
2. In accordance with the PFM the minimum width of any planting area shall be eight feet and trees shall be no closer than four feet from any restrictive barrier, unless the planting area is provided in accordance planting area exhibit below as may be modified and approved by the Urban Forest Management Division (UFMD) at site plan.



TREE STRIP WIDTH (X)	PLANTING AREA* (sq.ft.)
5.0'	110
6.0'	132
7.0'	154
8.0'	176

CALCULATIONS BASED ON 22' ON CENTER (O.C.) STREET TREE SPACING.

* PLANTING AREA IN PFM IS 90 SQ. FT. FOR CATEGORY III TREES AND 130 SQ. FT. FOR CATEGORY IV TREES.

Planned Development Housing

3. Within the PDH District there shall be a maximum of one child care center/nursery school. This condition shall not restrict a place of worship from also having a child care center/nursery school as an accessory use within a place of worship. The child care centers/nursery school shall be limited to a maximum of 100 students at one time if located in Land Bay 3 and 50 students if located in Land Bay 4. The child care centers/nursery school shall be limited to

the hours of 7 am to 6 pm Monday through Friday. The child care provider shall work with the Homeowners Owners Association in creating a schedule to stagger the arrival and departure of the children

4. Within the PDH portion of the site there shall be no more than one building housing a church, chapels, temples, synagogues and other such places of worship. The place of worship may include as an accessory use a child care center, nursery school or private school of general or special education. The restriction of one child care center/nursery school within the PDH District shall not pertain to a child care center/nursery school that is an accessory use within a place of worship. The child care/nursery school shall be limited to a maximum of 100 children at one time if located in Land Bay 3 and 50 children if located in Land Bay 4. The child care centers/nursery school shall be limited to the hours of 7 am to 6 pm Monday through Friday. The child care provider shall work with the Homeowners Owners Association in creating a schedule to stagger the arrival and departure of the children. Worship services shall not overlay the established hours of operation for a child care center/nursery school, and/or private school of general or special education if these uses are accessory to the place of worship.
5. Within the PDH portion of the site a church, chapels, temples, synagogues and other such places of worship shall be limited to one location and not to exceed 300 seats if located within Land Bay 3 and 100 seats if located within Land Bay 4. Notwithstanding the above, more than one congregation may share space within the place of worship so long as times of worship services do not overlap with one another.
6. Within the PDH portion of the site there shall be no more than one private school of general education if separate from a place of worship. The private school of general education shall be limited to a maximum of 100 students if located in Land Bay 3 and 50 students if located in Land Bay 4. The hours of operation shall be 7 am to 6 pm Monday through Friday. A second private school of general education may be established if it is an accessory use to a place of worship and shall have the same restrictions on attendance and hours of operation.
7. Within the PDH portion of the site a private school of special education shall be limited to no more than 50 students at one time, including if located within a place of worship.
8. Dance floors and karaoke facilities shall not be permitted as accessory uses to any eating establishment.

9. Financial establishments shall not include auto-title or pay-day lending companies.
10. Within the PDH portion of the site, garment cleaning facilities shall be limited to pick up and drop off only.
11. Non-profit/charity drop boxes shall not be permitted.

Planned Development Commercial

12. Within the PDC District there shall be a maximum of one child care center/nursery school. This restriction shall not restrict a place of worship from having a child care center/nursery school as an accessory use within a place of worship. The child care centers/nursery schools shall be limited to a maximum of 100 children at one time. The child care centers/nursery school shall be limited to the hours of 7 am to 6 pm Monday through Friday.
13. Within the PDC portion of the site there shall be no more than one building with a church, chapels, temples, synagogues and other such places of worship. The place of worship may include as an accessory use a child care center, nursery school or private school of general or special education. The restriction of one child care center/nursery school within the PDC District shall not pertain to a child care center/nursery school that is an accessory use within a place of worship. The child care/nursery school shall be limited to a maximum of 100 children at one time. The child care centers/nursery school shall be limited to the hours of 7 am to 6 pm Monday through Friday. Worship services shall not overlay the established hours of operation for a child care center/nursery school, and/or private school of general or special education if these uses are accessory to the place of worship.
14. Within the PDC portion of the site a church, chapels, temples, synagogues and other such places of worship shall be limited to one location and not to exceed 200 seats. Notwithstanding the above, more than one congregation may share space within the place of worship so long as times of worship services do not overlap with one another.
15. Within the PDC portion of the site there shall be no more than one private school of general education if separate from a place of worship. The private school of general education shall be limited to a maximum of 100 children and shall be limited to the hours of 7 am to 6 pm Monday through Friday. A second private school of general education may be established if it is an accessory use to a place or worship and shall have the same restrictions on attendance and hours of operation.

16. Dance floors and karaoke facilities shall not be permitted as accessory uses to any eating establishment.
17. Financial establishments shall not include auto-title or pay-day lending companies.
18. Fast food restaurants shall be limited by Section 6-206 (10) of the Zoning Ordinance; however, in no event shall fast food uses exceed 7,000 square feet without the approval of a special exception. This restriction on fast food square footage shall not pertain to a fast food services that may be accessory to a grocery store.
19. Non-profit/charity drop boxes shall not be permitted.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.